



Coed Celyn 24 Lon Y Wennol Llanfairpwll LL61 5JX
Freehold Semi Detached
£285,000

- Located Centrally In The Village Is This Spacious And Well-Presented Semi-Detached House Together With Ample Off-Road Parking
- 3/4 Bedrooms/1 Bathroom/1/2 Receptions
- Car Port, Garden Shed/Workshop, Summer House, Along With Front And Rear Gardens
- New Car Port Roof Installed November 2025
- Well Placed Within The Village And Is Very Convenient For Local Schooling Together With All Other Amenities And Is Within Easy Access Of The A55 Expressway
- Council Tax Band D £2167.92 2025/2026; Broadband Up To 400 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

Located Centrally In The Village Is This Spacious And Well-Presented Semi-Detached House Together With Ample Off-Road Parking, Car Port, Garden Shed/Workshop, Summer House, Along With Front And Rear Gardens. The House Is Well Placed Within The Village And Is Very Convenient For Local Schooling Together With All Other Amenities And Is Within Easy Access Of The A55 Expressway & 4 miles from the University City of Bangor & Ysbyty Gwynedd Hospital. Viewing Is Highly Recommended....

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into the entrance hallway with built in understairs storage cupboard, low maintenance flooring, stairs to first floor and doors leading off into the lounge with a living flame gas fire with timber surround and marble hearth, window to rear aspect overlooking the garden, kitchen with base and wall storage cupboards with complementary high gloss work surfaces with tiled upstands, integrated tall fridge/freezer, built under electric oven with gas hob with clear splashback and chimney style extractor over, semi integrated dishwasher, stainless steel one and a half bowl sink with mixer tap, flyover with recessed lighting, low maintenance flooring, stable style door to side and car port area, window to side aspect and window to rear aspect overlooking the garden. Continuing off the entrance hallway are further doors off into the dining room/office/bedroom 4 with low maintenance flooring and window to front aspect with views over the front garden and completing the ground floor accommodation is a Wc/utility room with space for free standing washer with work surface to support a free standing dryer, wall storage cupboard, low flush Wc, wall mounted wash hand basin, extractor fan, complementary floor and wall tiling and frosted window to side aspect.

The first floor comprises a half landing with window to front aspect and further stairs leading up to a spacious landing with access to loft space, window to front aspect boasting fine views over the roof tops and doors leading off into bedroom 1 with low maintenance flooring and window to rear aspect overlooking the garden, bedroom 2 with low maintenance flooring and window to front aspect boasting fine views over the roof tops, bedroom 3 with low maintenance flooring and window to side aspect, bathroom briefly comprising a tiled bath with mains shower and glass screen, back to the wall Wc with adjoining vanity sink unit with mixer tap, extractor fan, complementary floor and wall tiling, built in airing cupboard and frosted window to side aspect.

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Externally

Driveway to front providing ample off-road parking for several vehicles with lawned area and slate chippings with panel fencing bordering the boundary. Adjacent to the side kitchen entrance is a car port with a newly fitted roof with pathway leading to a spacious timber garden shed/workshop with power and lighting with a garden gate leading to an enclosed rear garden that is mainly laid to lawn together with raised sleepers and a pathway leads you up to a summer house/studio.

Location

Llanfairpwll is situated on the historical A5 route which runs from London to Holyhead and is positioned close to the Menai Strait and the two historical bridges. With the A55 expressway near-by, this allows easy travel to the university city of Bangor on the mainland. Llanfairpwll boasts a good range of amenities which include a supermarket, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, doctors' surgery, train station and primary school whilst a secondary school lies less than 2 miles away in the town of Menai Bridge.

Agents Notes

The property is of standard construction under a tiled roof.

The following have been replaced.

Front door-2018

Rear window -2021

Windows and back door-2012

Flat roof front and back-2018

Roof-2018

Cavity Insulation-2004

Note The car port roof has been renewed very recently November 2025

Council Tax Band D £2167.92 2025/2026

Broadband Up To 400 Mbps

Exact Location

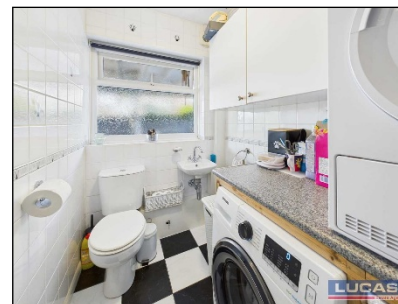
what3words ///violinist.progress.swimmer

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

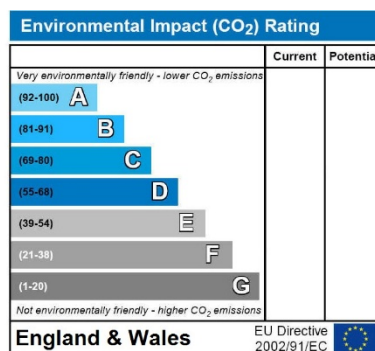
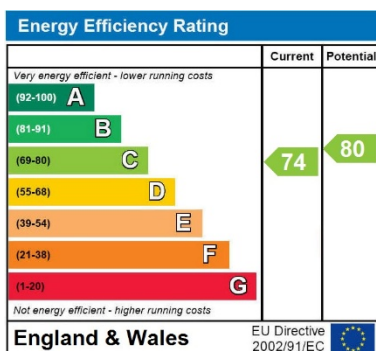
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Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.



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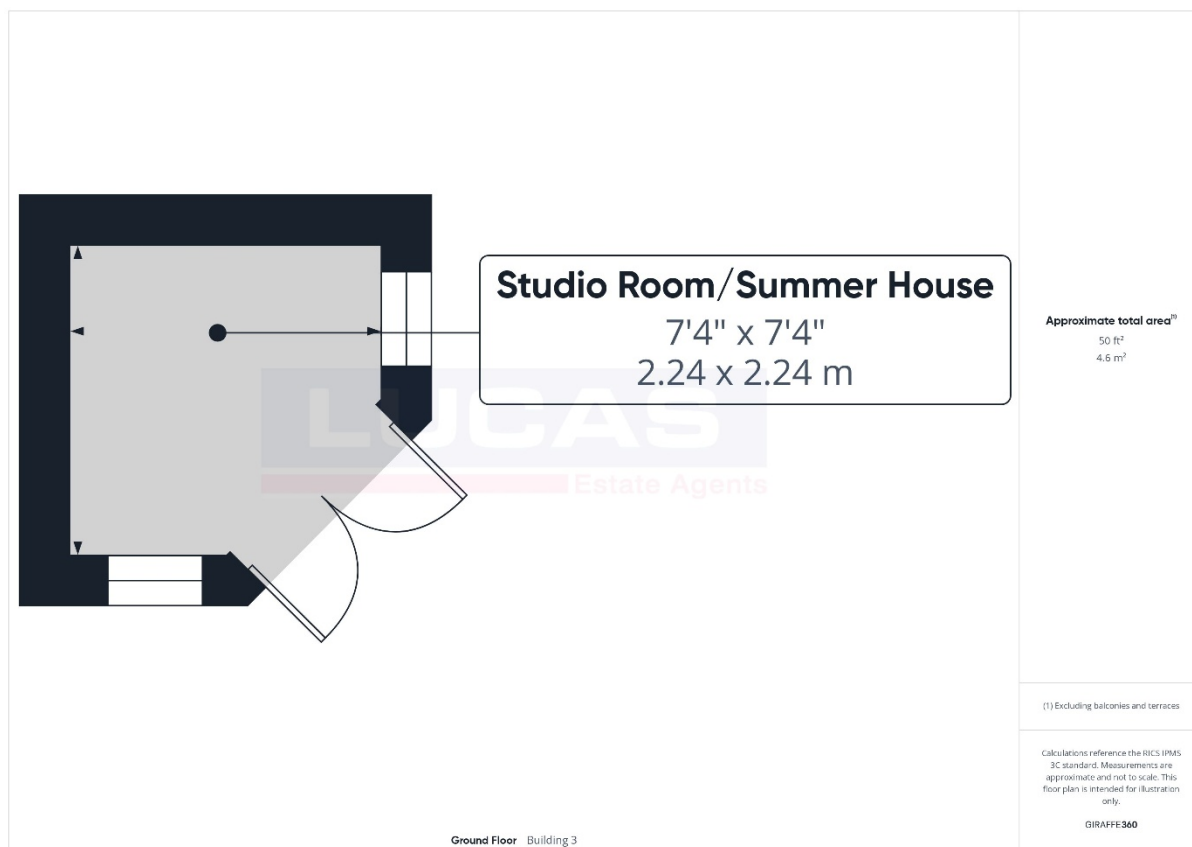
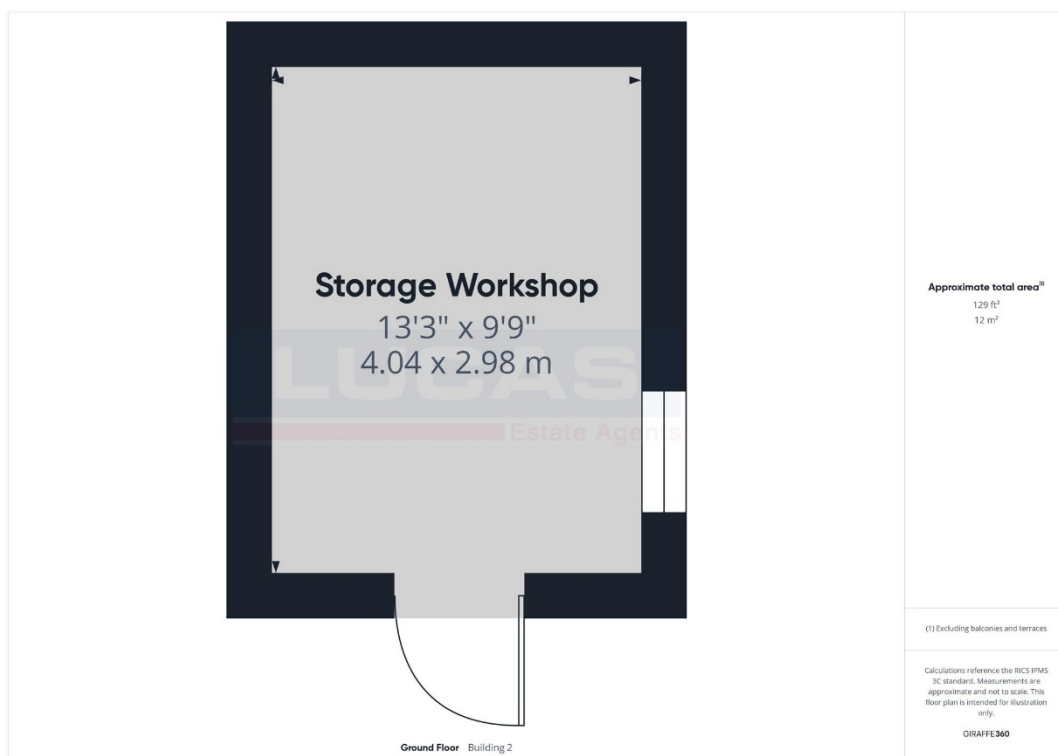


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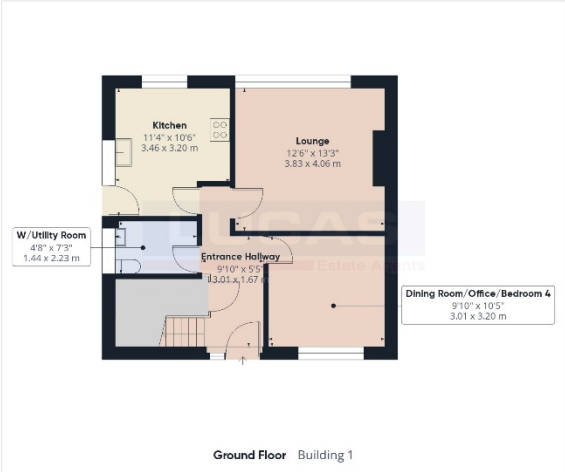
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 Ground Floor Building 1	 Floor 1 Building 1	Approximate total area^m 1189 ft² 110.5 m² Reduced headroom 3 ft² 0.3 m²
 Ground Floor Building 2	 Ground Floor Building 3	(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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